


# 84 Fairway Lane

New London, NH



## *Just Listed*

Located just a short walk to the Lake Sunapee Country Club and just minutes to the center of New London and Elkins Beach at Pleasant Lake, this is an opportunity for privacy, convenience and fun! On the first floor you will find the primary suite, full bath, cathedral ceilings and large picture windows providing plenty of space and natural lighting. Additionally on this level is a custom office space with vaulted ceilings and large windows. The open floor plan and back deck provide comfort and ease when hosting friends and family. Expect to stay comfortable year-round with Central AC for the warm summer months and multiple heating sources for the winter, including a fireplace in the living room. On the second floor there are two bedrooms, a full bath and an open loft that can be utilized as a great creative space or place to relax and read a good book. In the lower level, there is a large game room complete with a pool table! Enjoy New London living and being minutes from the center of town where you will find all your amenities, local restaurants, bakeries, shops and theater. Near Lake Sunapee, 20 minutes to Mount Sunapee Resort, 30 minutes to Dartmouth Health and 15 minutes to Sunapee Harbor.

 \$525,000

Bedrooms: 3      Year Built: 1987  
Bathrooms: 2      Taxes: \$5,394  
Acres: 1.2      Sq. Ft.: 2,610

 **O'Halloran Group**  
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH  
C: 603-252-6428  
O: 603-526-8600

 ohgrp.com

**kw** LAKES AND  
MOUNTAINS  
KELLERWILLIAMS REALTY



**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1987  
**Architectural Style** Modern Architecture  
**Color**  
**Total Stories** 2  
**Zoning** ARR  
**Taxes TBD** No  
**Tax - Gross Amount** \$5,394.00  
**Tax Year** 2023  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 1.20  
**Lot - Sqft** 52,272  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout

**Rooms - Total** 13  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 2,158  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Other  
**SqFt-Apx Fin Below Grade** 452  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 610  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Total Finished** 2,610  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Length** 190  
**Roads** Paved, Public

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**WaterFrRit**  
**Water Body Restrictions**  
**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Flood Zone** No  
**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 0  
**Auction** No  
**Current Use**  
**Land Gains**  
**Resort**

**Date - Initial Showings Begin**



Unbranded Tour URL 1

**Remarks - Public** Located just a short walk to the Lake Sunapee Countrv Club and just minutes to the center of New London and Elkins Beach at Pleasant Lake. this is an opportunity for privacy, convenience and fun! On the first floor you will find the primary suite, full bath, cathedral ceilings and large picture windows providing plenty of space and natural lighting. Additionally on this level is a custom office space with vaulted ceilings and large windows. The open floor plan and back deck provide comfort and ease when hosting friends and family. Expect to stay comfortable year-round with Central AC for the warm summer months and multiple heating sources for the winter, including a fireplace in the living room. On the second floor there are two bedrooms, a full bath and an open loft that can be utilized as a great creative space or place to relax and read a good book. In the lower level, there is a large game room complete with a pool table! Enjoy New London living and being minutes from the center of town where you will find all your amenities, local restaurants, bakeries, shops and theater. Near Lake Sunapee, 20 minutes to Mount Sunapee Resort, 30 minutes to Dartmouth Health and 15 minutes to Sunapee Harbor. \*Showings begin at the open house on Friday 8/9 from 4PM to 6 PM. \*Open house Saturday 8/10 from 10AM to 12 PM.

**Directions** Route 114 to Old Stage Coach Road. Right turn of Fairway Lane. Property is on the right.

**Rec Room** B 25'8" x 15'3" **Kitchen** 1 8'3" x 15'5"  
**Utility Room** B 16'6" x 16'8" **Utility Room** 1 4'3" x 15'4"  
**Living Room** 1 13'10" x 17'2"  
**Primary** 1 11'1" x 15'5"  
**Bedroom** 2 12'11" x  
**Bedroom** 2 11'8" x 12'11"  
**Family Room** 1 13'7" x 11'9"  
**Loft** 2 11'5" x 18'9"  
**Dining Room** 1 11'2" x 12'11"  
**Laundry Room** B 12'9" x 10'7"  
**Other** 1 10'11" x 10'4"

**Map** 124  
**Block** 10  
**Lot** 0  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 2184  
**DeedPage** 0910  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** New London School District  
**SchElem** Kearsarge Elem New London  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Lot Features** Agricultural, Wooded  
**Construction Materials** Vertical Siding  
**Foundation** Concrete  
**Roof** Shingle - Asphalt  
**Driveway** Paved  
**Electric** 200 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company**  
**Fuel Company**  
**Cable Company**

**Utilities** Cable, Gas - LP/Bottle  
**Items Excluded**

**Appliances** Dishwasher, Dryer, Refrigerator, Washer  
**Features - Exterior** Deck  
**Features - Interior** Cathedral Ceiling, Fireplace - Wood, Walk-in Closet  
**Flooring** Carpet, Hardwood, Tile  
**Heating** Forced Air, Hot Air  
**Heat Fuel** Gas - LP/Bottle, Oil  
**Cooling** Central AC  
**Water Source** Drilled Well  
**Sewer** Public

**Fees - Condo - Mobile**

**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**

**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**



KW Coastal and Lakes & Mountains  
 Off: 603-526-8600  
 listings@ohgrp.com



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# 84 Fairway Ln, New London, NH

1st Floor Finished Area 1385.33 sq ft



PREPARED: 2024/08/05



# 84 Fairway Ln, New London, NH

2nd Floor Finished Area 773.05 sq ft  
Unfinished Area 40.01 sq ft



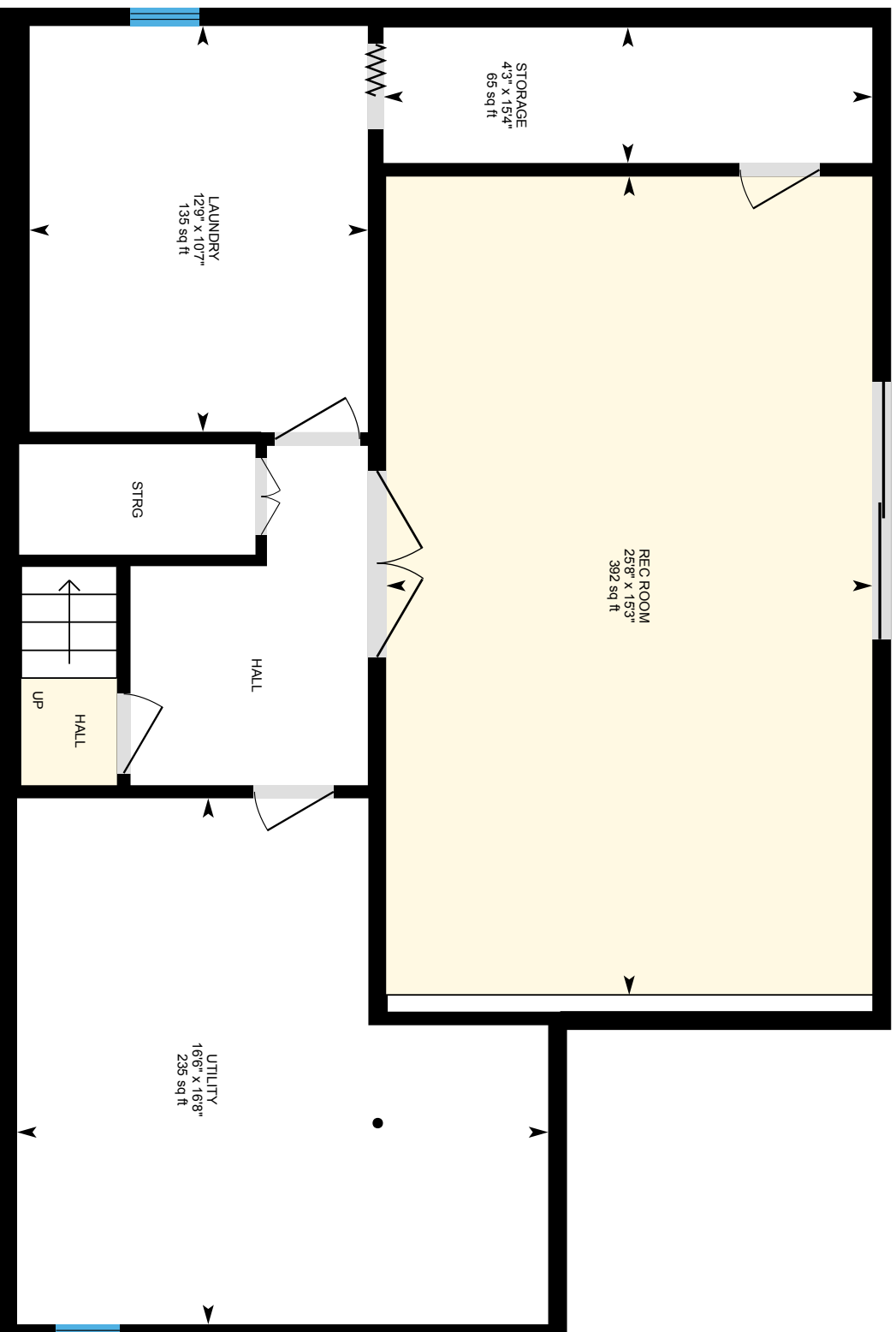
PREPARED: 2024/08/05



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 84 Fairway Ln, New London, NH

Lower Level Finished Area 452.12 sq ft  
Unfinished Area 610.32 sq ft



PREPARED: 2024/08/05



**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
 New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** Morris Edwards

2. **PROPERTY LOCATION:** 84 Fairway Lane, New London, NH 03257

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?**  Yes  No

4. **SELLER:**  has  has not occupied the property for 24 years.

**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:**  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other

b. **INSTALLATION:** Location: On property  
 Installed By: Digger Day Artesian Well Date of Installation: 1988  
 What is the source of your information? Previous owner

c. **USE:** Number of persons currently using the system: 2  
 Does system supply water for more than one household?  Yes  No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  
 Quality:  Yes  No  Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested?  Yes  No Date of most recent test 15+ years ago  
 IF YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
 IF YES, are test results available?  Yes  No  
 What steps were taken to remedy the problem?

\_\_\_\_\_

**COMMENTS:**

Standard water test was satisfactory

**6. SEWAGE DISPOSAL SYSTEM**

a. **TYPE OF SYSTEM:** Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No  Unknown  
 Septic Design Available:  Yes  No

b. **IF PUBLIC OR COMMUNITY/SHARED**  
 Have you experienced any problems such as line or other malfunctions?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_

c. **IF PRIVATE:**  
**TANK:**  Septic Tank  Holding Tank  Cesspool  Unknown  Other  
 Tank Size \_\_\_\_\_ Gal.  Unknown  Other:  
 Tank Type  Concrete  Metal  Unknown  Other:  
 Location: \_\_\_\_\_ Location Unknown  Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No

Comments: Pay \$600/year to WSEC, \$400 to Town of New London

SELLER(S) INITIALS ME / TE/Kate Power

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
 IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
 Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown  
 Source of Information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. **INSULATION**

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Crawl Space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. **HAZARDOUS MATERIAL**

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**  
 Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown IF YES: Are tanks currently in use?  Yes  No  
 IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Are you aware of any past or present problems such as leakage, etc?  Yes  No  
 Comments: \_\_\_\_\_  
 If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

b. **ASBESTOS - Current or previously existing:**  
 As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
 In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
 In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

c. **RADON/AIR - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 If YES: Date: 1999 By: New England Radon Ltd  
 Results: Satisfactory If applicable, what remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  
 Are test results available?  Yes  No  
 Comments: \_\_\_\_\_

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BUYER(S) INITIALS \_\_\_\_\_

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d. RADON/WATER - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

If YES: Date: 1999 By: New England Radon Ltd

Results: Satisfactory If applicable, what remedial steps were taken?

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments:

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information:

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments:

f. Are you aware of any other hazardous materials?  Yes  No

If YES: Source of information:

Comments:

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes  No  Unknown If YES, Explain:

What is your source of information?

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes  No  Unknown If YES, Explain:

What is your source of information?

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes  No If YES, Explain:

d. Are you aware of any problems with other buildings on the property?  Yes  No

If YES, Explain:

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES  NO  UNKNOWN

If YES, Explain:

f. Is this property located in a Federally Designated Flood Hazard Zone?  Yes  No  Unknown

Comments:

g. Has the property been surveyed?  Yes  No  Unknown If YES, By:

If YES, is survey available?  Yes  No  Unknown

h. How is the property zoned? ARR/RR

i. Street (check one):  Public  Private  Association

If private, is there a written road maintenance agreement?  Yes  No

Additional Information:

j. Heating System Age: 8 yrs Type: Forced hot air Fuel: Oil Tank Location: Basement

Owner of Tank: self

Annual Fuel Consumption: Price: Gallons: 1200

Date system was last serviced and by whom? 2020 Huckleberry

Secondary Heat Systems: Propane forced hot air

Comments: Heat for office + basement

SELLER(S) INITIALS WE, JE/Kate Power

BUYER(S) INITIALS



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- k. Roof Age: 10± Type of Roof Covering: Asphalt shingle  
Moisture or leakage: No  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: None  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 10± Problems? No  
Comments: Rarely used
- n. Plumbing Type: Copper Age: \_\_\_\_\_  
Comments: 2
- o. Domestic Hot Water: Age: 8 yrs Type: Oil Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps 200 Circuit Breakers  Fuses   
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: None  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  Yes  No If YES, please explain: \_\_\_\_\_
- t. Air Conditioning: Type: Central Age: 8± Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_
- u. Pool: Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_
- v. Generator: Portable: Yes  No  Whole House: Yes  No  Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_
- w. Internet: Type Currently Used at Property: High speed
- x. Other (e.g. Alarm System, Irrigation System, etc.) None  
Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

SELLER(S) INITIALS MEI, JE/Kate Power

BUYER(S) INITIALS           /

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes  No

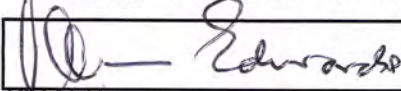
b. ADDITIONAL COMMENTS:

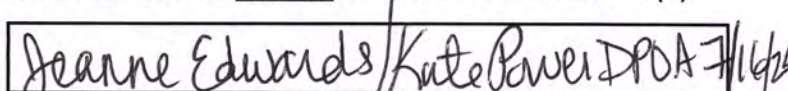
In 2019, the entire house from basement to attic was "weatherized" under the direction of everyone to maximize energy efficiency.  
Deck painted 2024  
House painted 5 ± years ago

ACKNOWLEDGEMENTS

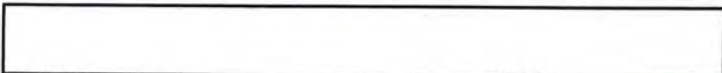
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.


SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

 Edwards 7/12/24  
SELLER DATE

 Jeanne Edwards/Kate Power DPOA 7/16/24  
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

  
BUYER DATE

  
BUYER DATE

PM 2:03 BK 2184

## WARRANTY DEED

3600.00

KNOW ALL MEN BY THESE PRESENTS that we, Stuart Sherry and Elinor Sherry, husband and wife, of New London, County of Merrimack and State of New Hampshire, for consideration paid, grant to Morris Edwards and Jeanne Edwards, husband and wife, (mailing address: PO Box 238, Elkins, NH 03233), as Joint Tenants With Rights of Survivorship, with Warranty Covenants,

A certain tract of land ("the Lot") with the improvements thereon, located in New London, County of Merrimack and State of New Hampshire, being Lot #5 as shown on a plan entitled "Country Club Estate" prepared by K.A. Leclair and Assoc., Civil Engineers, dated September 21, 1966, revised April 19, 1967, and recorded in the Merrimack County Registry of Deeds as Plan #2268, and bounded and described as follows:

Beginning at an iron pipe on the southerly side of the southern segment of Fairway Lane, being the northwesterly corner of the lot herein conveyed and the northeasterly corner of Lot #4 as shown on the plan;

Thence N 81° 30' E seventy and four-tenths feet (70.4') along the southerly side of the southern segment of Fairway Lane to a point;

Thence continuing northeasterly along the southerly side of the southern segment of Fairway Lane along a curve with the radius of seven hundred sixty and twenty-two hundredths feet (760.22'), a distance of one hundred twenty and two tenths feet (120.2') to an iron pipe at the northeasterly corner of the lot herein conveyed and the northwesterly corner of Lot #6;

Thence S 10° 08' E two hundred and fifty-seven feet (257.0') along Lot #6 to an iron pipe in a stone wall at the southeasterly corner of the lot herein conveyed and the southwesterly corner of Lot #6;

Thence S 76° 35' W one hundred and ninety-eight feet (198.0') to an iron pipe at the southwesterly corner of the lot herein conveyed and the southeasterly corner of Lot #4;

Thence N 08° 30' W two hundred eighty-three and seven tenths feet (283.7') along Lot #4 to the iron pipe at the point of beginning, containing 1.2 acres, more or less.

Subject to all other easements, restrictions, covenants and conditions contained within the deed from Lake Sunapee Country Club, Inc. to Robert E. Richards recorded in the Merrimack County Records on August 4, 1972 in Lib. 1140., Fol. 368.

This conveyance also includes the right of passage over footpaths as shown on said plan; and the right of passage over said Fairway Lane and an Existing Gravel Road, as shown on said plan, until the same have been accepted by said Town of New London as public highways; but there shall be no obligation on the part of the grantees to the grantors to maintain or to contribute to the maintenance of said footpaths, said Fairway Lane or said Existing Gravel Road.

Grantors release their homestead and all other rights to the within described property.

Meaning and intending to describe and convey the same premises conveyed to Grantors by deed from Rita Galvin, Trustee, dated April 10, 1998, and recorded at the Merrimack County Registry of Deeds in Book 2094, page 1899.

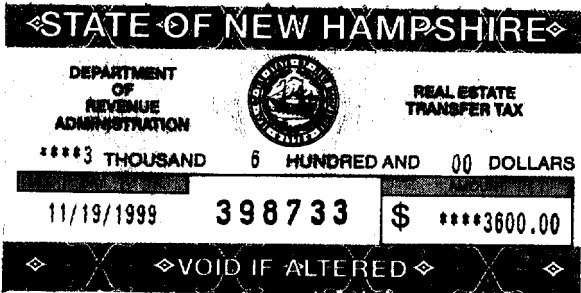
WITNESS our hands and seals this 15<sup>th</sup> day of November, 1999.

*[Signature of Stuart Sherry]*

Stuart Sherry

*[Signature of Elinor Sherry]*

Elinor Sherry



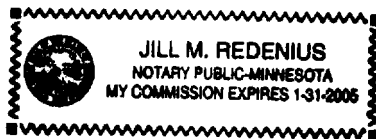
STATE OF MINNESOTA  
COUNTY OF MARTIN

On this 15<sup>th</sup> day of November personally appeared before me, the undersigned officer, STUART SHERRY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

*[Signature of Jill M. Redenius]*

Notary Public-Justice of the Peace

My commission expires:



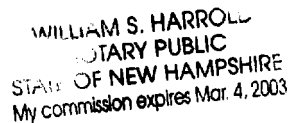
STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, SS.

On this 19<sup>th</sup> day of November personally appeared before me, the undersigned officer, ELINOR SHERRY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

*[Signature of William S. Harroll]*

Notary Public-Justice of the Peace

My commission expires:



MERRIMACK COUNTY RECORDS  
*[Signature of Katti L. Quay]*, Register



17

1.7 Ac

51

18

1.4 Ac

60

10

1.2 Ac

84

94

193

FAIRWAY

LANE

Sutton